

MEMORANDUM

County of Placer Planning Department

TO: Honorable Board of Supervisors

FROM: Fred Yeager, Planning Director

DATE: November 30, 2001

SUBJECT: Bickford Ranch Specific Plan, Development Agreement, and Final Environmental Impact Report (SPA-002/DAG-013)

SUMMARY:

The Planning Commission has recommended approval of the proposed Bickford Ranch project subject to certain revisions.

BACKGROUND:

On November 1, 2001, the Planning Commission unanimously recommended approval to the Board of the subject project which included the following actions:

- ◆ Certification of the Final EIR
- ◆ Approval of the Bickford Ranch Specific Plan, Design Guidelines, and Development Standards (SPA-002) subject to certain recommended revisions.
- ◆ Approval of the Bickford Ranch Development Agreement (DAG-013)

The Bickford Ranch Project is a large scale, mixed-use planned development including 1,880 residential units of varying densities and housing types, including an age-restricted component. The developer, U.S. Homes, Inc., also proposed to construct an 18 hole golf course with a driving range, 2 clubhouses, and 9.7 acres of retail/office uses. The project also includes 2 public sites, a fire station, sheriff's service station and an elementary school site.

The applicant also proposes to close Clark Tunnel Road at the project's southerly and northerly boundaries, excepting for emergency vehicle access. The Planning Commission has recommended that the road remain opened and improved to the north to SR 193, and closed to the south.

ANALYSIS:

The Planning Commission considered the proposed Bickford Ranch project at two public hearings on November 1 and November 8, 2001. At the first hearing the staff and applicant provided detailed presentations describing the proposed project. Comments were received from the public including organized special interest groups, trustee agencies, and private citizens at both public hearings.

Exhibit 3 contains the Planning Commission's staff report which provides a detailed summary of the proposed project and the issues evaluated during its 3-year county review (NOP circulated 8/98). The project's Specific Plan, Design Guidelines and Development Standards were originally distributed to the public for review on September 15, 1999 as part of the Bickford Ranch Draft EIR (Volume II). Since that time the project has evolved and has been modified to respond to comments and concerns raised by staff, public agencies, special interest groups and private citizens. These changes have been reviewed and determined to be within the scope of the FEIR prepared for the project.

The project's Development Agreement (draft) was distributed to the public on October 12, 2001 as part of the Specific Plan documents to be presented at the Planning Commission hearings. The Development Agreement is contained in Exhibit 8 of this report and has been recommended for approval by the Planning Commission.

On November 8, 2001 the Planning Commission voted to support the proposed project subject to several changes as summarized below. The applicant has agreed to include some of these changes as described in more detail in Exhibit 9.

Issues	Planning Commission Recommendation	Applicant's Response
1. Clark Tunnel Road	Remain open and improved to the north to SR193	Disagree
2. Controlled access gates	Eliminate all gates	Disagree
3. Garage Setbacks	Supports proposed 10' garage setback	Agree
4. Perimeter trail	Construct perimeter trail as early as practical	Agree
5. Ridges	Eliminate development on Ridges 11A and 13A (68 lots), and relocate lots to the south project area.	Disagree
6. Golf Course	Require public play a minimum of 2 days per week without restrictions	Disagree
7. Findings	Require special findings modifications regarding community benefits for approving Specific Plan amendments, variances, and other modifications.	Disagree
8. Water Quality	Require the Bickford Ranch	Agree

	homeowners association to be responsible for monitoring and rectifying any identified groundwater contamination problems resulting from the residential component of the project.	
9. Employee Housing	Provide Employee housing at the golf maintenance Facility (staff recommends 10 units)	Disagree
10. Photovoltaic	Advisory comment regarding the use of Photovoltaic cells at the fire station, golf and park maintenance facilities, clubhouse/recreation areas, and commercial office site.	Agree
11. Transit	Advisory comment regarding the creation of a shuttle service operated in connection with the neighboring active adult communities.	Agree
12. Agricultural Water	Advisory comment regarding Planning Commission's concern about this project's impact on conditional agricultural water users and the status of American River pumps.	Noted

The Department of Public Works has prepared a separate report describing the impacts and actions required to close Clark Tunnel Road to the south and north within the project, as proposed by the applicant. The Planning Commission recommends Clark Tunnel Road be closed to the south, but remain opened and improved to the north connecting to State Highway 193.

The staff had recommended the Planning Commission approve the proposed project subject to certain changes including: 1) providing a secondary vehicular connection to SR193 via Clark Tunnel Road, 2) providing a complete perimeter trail, 3) eliminating all gated entries, and 4) increasing garage setbacks, and 5) including special findings for approving future modifications to the specific plan.

Items #3 & 1 above continue to remain outstanding, while #2, 4, and 5 have since been resolved.

CEQA COMPLIANCE:

An Environmental Impact Report (EIR) has been prepared and finalized pursuant to CEQA for the proposed project. The final EIR must be found adequate and certified complete to satisfy the requirements of CEQA by the decision-making body. Recommended Findings for this purpose are contained in Exhibit 5.

VOTE OF PLANNING COMMISSION:

On November 8, 2001 the Planning Commission unanimously (7:0) voted to recommend approval of the project with the revisions described above. However, the vote was not always unanimous on each of the above-described recommended revisions.

RECOMMENDATION:

This report provides background and factual information to the Board on the subject project as a basis for decision-making. The findings for approval upon which the Planning Commission based their decision are contained in Exhibit 11.

It is recommended the Board of Supervisors take the following actions:

1. Certify the Bickford Ranch Final EIR pursuant to CEQA and the County's Environmental Review Ordinance by adopting the findings contained within the attached resolution Exhibit 5.
2. Affirm the Planning Commission's recommendation and approve the proposed Specific Plan, Design Guidelines and Development Standards, as revised (see Exhibit 10), by adopting the attached Resolution and Ordinance (Exhibits 6 and 7).
3. Affirm the Planning Commission's recommendation and approve the proposed Development Agreement by adopting the attached ordinance (Exhibit 8).
4. Related actions relative to Clark Tunnel Road are proposed and addressed in a separate memo.

Respectfully submitted,

FREDERIC K. YEAGER
FKY/GL:KH

EXHIBITS:

- Exhibit 1 – Initial Project Application
- Exhibit 2 – Planning Commission Action Agenda for 11/8/01
- Exhibit 3 – Planning Commission Staff Report for 11/1/01
- Exhibit 4 – Reduced Copy of Master Lotting Plan
- Exhibit 5 – Resolution (Final EIR)
- Exhibit 6 – Resolution (Specific Plan & Design Guidelines)

Exhibit 7 – Ordinance (Development Standards)
Exhibit 8 – Ordinance (Development Agreement)
Exhibit 9 - Applicant's Response to Planning Commission's Recommendations (11/21/01 & 11/29/01)
Exhibit 10 - Planning Commission recommended corrections
Exhibit 11 - Planning Commission Findings for Approval
Exhibit 12 - PG&E Letter, 10/24/01
Exhibit 13 - PCWA Letters, 11/6/01 & 11/7/01
Exhibit 14 - CFD Status, 10/1/01
Exhibit 15 - MAC Recommendations – Newcastle/Ophir, Penryn, Rural Lincoln

Under Separate Cover :
Specific Plan (10/12/01)
Design Guidelines (10/12/01)
Development Standards (10/12/01)
Fiscal Impact Study (8/16/01)
Final EIR

cc: George Phillips - Applicant
GW Consulting - Engineer
Rural Lincoln MAC
Penryn MAC
Newcastle Ophir MAC

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